

WHAT IS CLAIMED IS:

*Sba1*) 1. A multi-story, multiple dwelling unit building complex comprising:

at least one vehicle storage level comprising [a plurality of at least one] of vehicle parking spaces and 5 private vehicle garages;

at least one elevator [arranged to] provide pedestrian access between said elevator and said [storage level;]

10 plural dwelling unit levels vertically spaced from each other and from said [storage level] and including at least one dwelling unit thereon, respectively, said elevator extending to at least selected ones of said dwelling unit levels; and

15 each of said dwelling units having direct access to an elevator for providing a pathway between each of said dwelling units and said storage level whereby occupants of each of said dwelling units may have access to one of a vehicle parking space and a private garage associated with respective ones of said dwelling units by way of a pathway 20 from each dwelling unit to each of said one of [parking spaces] and garages via said elevator.

2. The building complex set forth in Claim 1 including:

one of a stairway and an elevator extending between said storage level and said dwelling unit levels to 5 provide an alternate pathway between each of said dwelling units and at least one of said storage level and a ground level for said building complex.

3. The building complex set forth in Claim 2 including:

a service corridor on at least selected ones of said dwelling unit levels and at least one of a doorway and 5 stairway between each dwelling unit on said selected ones of said dwelling unit levels for access between said dwelling units and said service corridor, respectively.

4. The building complex set forth in Claim 3 wherein:  
at least selected ones of said dwelling units include a service room accessible through said doorway between said dwelling units and said service corridor, said 5 service room being provided with a second doorway which is lockable so that items to be delivered and picked up may be placed in said service room and accessed from said service corridor without allowing access from said service corridor to said dwelling unit.

5. The building complex set forth in Claim 2 including:

a service elevator extending between at least selected ones of said dwelling unit levels to provide access 5 to said service corridors on said selected dwelling unit levels.

6. The building complex set forth in Claim 2 including:

at least two stairways extending between said dwelling unit levels and a street level of said building 5 complex, said stairways being spaced apart from each other.

7. The building complex set forth in Claim 1 wherein:  
said (storage level) includes driveway means thereon  
and vehicle parking spaces accessible from said driveway  
means, and said storage level includes garages disposed  
5 interior of said driveway means from said parking spaces.

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8. The building complex set forth in Claim 7 wherein:  
multiple garages are disposed back-to-back on said  
storage level.

9. The building complex set forth in Claim 1 wherein:  
said elevator opens to two dwelling units on at  
least one dwelling unit level of said building complex.

10. The building complex set forth in Claim 1  
including:

at least one elevator disposed so as to open into  
a corridor at said storage level,

11. The building complex set forth in Claim 1 including:

at least one elevator foyer at said storage level and means forming a pedestrian doorway between said foyer 5 and said storage level to provide pedestrian access between said elevator and said storage level.

12. The building complex set forth in Claim 1 wherein:

said garages include a floor formed by one level, a ceiling formed by another level and spaced apart sidewalls, said floor, ceiling and sidewalls being formed as 5 a concrete structure utilizing tunnel form construction.

13. The building complex set forth in Claim 1 wherein:

at least one level of dwelling units includes multi-story dwelling units including a first story and a second story and a stairway interconnecting said stories.

14. The building complex set forth in Claim 1 wherein:

said building complex comprises at least one module characterized by a first level of multiple dwelling units extending from one sidewall of said building complex 5 to an opposite sidewall of said building complex;

a second level of said module including multiple dwelling units occupying at least part of said second level and living spaces for said dwelling units of said first level occupying at least a portion of said second level; and

10 a third level of said module including multiple dwelling units thereon.

15. The building complex set forth in Claim 14 including:

a central corridor on said second level of said module and doorways opening into said corridor from each of 5 said dwelling units on said first level, said second level and said third level.

16. The building complex set forth in Claim 15 wherein:

*cont. al*  
said building complex includes plural elevators extending between said storage level and said dwelling unit 5 levels, respectively, at least selected ones of said elevators opening to only selected ones of said dwelling units on selected ones of said dwelling unit levels.

17. A multi-story, multiple dwelling unit building complex comprising:

at least one multi-story module comprising a first level including multiple dwelling units thereon and 5 extending between one sidewall of said module and an opposite sidewall of said module;

a second level of said module including plural dwelling units thereon and occupying at least a portion of said second level;

10 a third level of said module including multiple dwelling units disposed thereon;

a corridor formed on said second level and respective pathways between said corridor and said first level, said second level and said third level to provide for 15 access between said corridor and each of said dwelling units on each of said levels.

18. The building complex set forth in Claim 17 wherein:

said second level includes at least one dwelling unit separate from dwelling units on said first level and 5 said third level.

19. The building complex set forth in Claim 17 including:

at least one stairway between said corridor and a ground level of said building complex.

20. A multi-story, multiple dwelling unit building complex comprising:

at least one vehicle parking level including plural private garages formed thereon and disposed back to 5 back, each of said garages having a doorway between said garage and an elevator entrance at said one vehicle parking level;

multiple dwelling unit levels, each of said dwelling unit levels including at least one residential 10 dwelling unit thereon; and

elevator means extending between said one vehicle parking level and opening directly into said at least one dwelling unit at selected ones of said dwelling unit levels whereby persons occupying dwelling units on any one of said 15 selected dwelling unit levels are provided a pathway directly from a selected garage to that person's dwelling unit by way of said elevator means.

21. The building complex set forth in Claim 20  
wherein:

5 said multiple dwelling unit levels are disposed vertically spaced from each other and vertically spaced above multiple vehicle parking levels.

22. The building complex set forth in Claim 21  
wherein:

5 said elevator means extends between each of said dwelling units and each of said vehicle parking levels to provide pedestrian access to each of said dwelling unit levels and each of said vehicle parking levels.

23. The building complex set forth in Claim 20  
including:

5 a service corridor on at least a selected one of said dwelling unit levels and one of a doorway and stairway between each dwelling unit on said selected one of said dwelling unit levels and said corridor for pedestrian access between said dwelling units and said service corridor, respectively.

24. The building complex set forth in Claim 23  
wherein:

5 at least selected ones of said dwelling units each include a service room accessible through said doorway between said dwelling units and said service corridor, respectively, said service room being provided with a second doorway which is lockable so that items to be delivered and picked up may be placed in said service room and accessed from said service corridor without allowing access from said 10 service corridor to said dwelling unit.

25. The building complex set forth in Claim 23 including:

5 a service elevator extending between at least selected ones of said dwelling unit levels to provide access to said service corridor on said selected dwelling unit levels, respectively.

26. The building complex set forth in Claim 23 including:

5 at least one stairway extending between said dwelling unit levels and a street level of said building complex.

27. The building complex set forth in Claim 20 including:

a pedestrian corridor interposed said back-to-back disposed garages.

28. The building complex set forth in Claim 20 wherein:

5 said garages include a floor formed by one level, a ceiling formed by another level and spaced apart sidewalls, said floor, ceiling and sidewalls being formed as a concrete structure utilizing tunnel form construction.

29. The building complex set forth in Claim 20 including:

at least two elevators disposed so as to open to said vehicle parking level.

30. The building complex set forth in Claim 20  
wherein:

    said elevator means opens to two dwelling units on  
at least one dwelling unit level of said building complex.

31. The building complex set forth in Claim 20  
wherein:

    one dwelling unit level of said building complex  
includes a dwelling unit which includes a portion thereof  
5 which occupies at least part of a second dwelling unit  
level.

32. The building complex set forth in Claim 31  
including:

    a stairway extending between said dwelling unit on  
said one dwelling unit level and said portion of said  
5 dwelling unit on said second dwelling unit level.

33. The building complex set forth in Claim 32  
including:

    a corridor extending along said second dwelling  
unit level and a doorway between said corridor and said  
5 portion of said dwelling unit.

34. The building complex set forth in Claim 33  
including:

    a stairway between a third dwelling unit level and  
said second dwelling unit level and opening to said  
5 corridor.

35. The building complex set forth in Claim 20  
wherein:

5 said building complex is configured in multiples  
of three story dwelling unit modules including plural  
dwelling units on each level of each module.

*cont. on*  
36. The building complex set forth in Claim 20  
including:

5 a central corridor extending between respective  
sets of said back-to-back garages and providing a pedestrian  
path between said elevator means and said garages,  
respectively.